

**5. ZONING BY-LAW AMENDMENT – PART OF 5758 FIRST LINE ROAD**  
**MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 5758,**  
**CHEMIN FIRST LINE**

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for part of 5758 First Line Road, for the purposes of rezoning the lands from Rural General Industrial, Rural Exception 708r, (RG[708r]) to Rural Commercial, Subzone 2, Rural Exception 707r, (RC2[707r]), to subject the entire property to one zone, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) portant sur une partie du 5758, chemin First Line dans le but de modifier le zonage des terrains, afin qu'il passe de « zone d'exception rurale 708r » (RG[708r]) de la zone d'industrie générale rurale à « zone d'exception 707r » (RC2[707r]) de la zone de commerces ruraux, sous-zone 2 de façon à ce que l'ensemble de la propriété appartienne à une seule zone, comme le précise le document 2.

**Documentation/Documentation**

Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 12, 2019 (ACS2019-PIE-PS-0084)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 12 août 2019 (ACS2019-PIE-PS-0084)

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 6  
SEPTEMBER 11, 2019**

**46**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 6  
LE 11 SEPTEMBRE 2019**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
5 September 2019 / 5 septembre 2019**

**and Council  
et au Conseil  
11 September 2019 / 11 septembre 2019**

**Submitted on 12 August 2019  
Soumis le 12 août 2019**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Krishon Walker, Planner / Urbaniste, Development Review Rural / Examen des  
demandes d'aménagement ruraux**

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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2019-PIE-PS-0084**

**SUBJECT: Zoning By-law Amendment – Part of 5758 First Line Road**

**OBJET: Modification au Règlement de zonage – Partie du 5758, chemin First  
Line**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 5758 First Line Road, for the purposes of rezoning the lands from Rural General Industrial, Rural Exception 708r, (RG[708r]) to Rural Commercial, Subzone 2, Rural Exception 707r, (RC2[707r]), to subject the entire property to one zone, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 11, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du Règlement de zonage (no 2008-250) portant sur une partie du 5758, chemin First Line dans le but de modifier le zonage des terrains, afin qu'il passe de « zone d'exception rurale 708r » (RG[708r]) de la zone d'industrie générale rurale à « zone d'exception 707r » (RC2[707r]) de la zone de commerces ruraux, sous-zone 2 de façon à ce que l'ensemble de la propriété appartienne à une seule zone, comme le précise le document 2.
2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du

public sur les questions assujetties aux 'exigences d'explication' aux termes de la Loi sur l'aménagement du territoire à la réunion du Conseil municipal prévue le 11 septembre 2019 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

5758 First Line Road

### Owner

Jeff Littlemore

### Applicant

Jeff Littlemore

### Description of site and surroundings

This site is located on First Line Road within Ward 21 and is approximately 1,802 square metres in size. The parcel is surrounded by single detached dwellings, industrial commercial uses, and agricultural parcels. The property currently has a detached dwelling and has frontage along First Line Road.

### Summary of requested Zoning By-law amendment proposal

The application has been submitted in order to fulfill a condition of conveyance approval imposed by the Committee of Adjustment with respect to application D08-01-18/B-00391. The intent is to make the entire parcel subject to one zone.

### **Brief history of proposal**

The lands to which the proposed Zoning By-law amendment applies were the subject of an application for conveyance. The conveyance request was granted by the Committee of Adjustment on January 16, 2019 with a condition that the owner rezone the conveyed parcel to be consistent with the existing zoning of 5758 First Line Road.

The parcel is currently zoned Rural General, Rural Exception 708r, (RG[708r]). It is proposed to rezone the approximately 287.3 square metres landlocked parcel to be consistent with the existing zone of the 5758 First Line Road in accordance with a condition of conveyance.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No concerns were identified.

### **Official Plan designation**

The property is designated Agricultural Resource Area as per Schedule A of the Official Plan. This designation protects prime agricultural areas from loss of lands to other uses. Boundary adjustments are permitted in Agricultural Resource Areas for legal or technical reasons [Section 3.7.3.6].

### **Planning rationale**

This Zoning By-law amendment will affect approximately 287.3 square metres of land, as shown in Document 1. This Zoning By-law amendment to rezone the land from RG[708r] to RC2[707r] fulfills a condition relating to the approval of conveyance application heard by the Committee of Adjustment. Staff had no concerns with the conveyance application and have determined that the proposed rezoning is consistent with the Official Plan. No new development is proposed.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

This Zoning By-law amendment rezones the conveyed parcel which would facilitate the expansion of rural commercial business.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Scott Moffatt is aware of this application.

### **LEGAL IMPLICATIONS**

There are no legal impediments to the implementation of the recommendations of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this application.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- EP2 – Support growth of local economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

## **CONCLUSION**

Planning, Infrastructure and Economic Development supports this Zoning By-law amendment as it is consistent with the intent of the City's Official Plan and the Zoning By-law.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

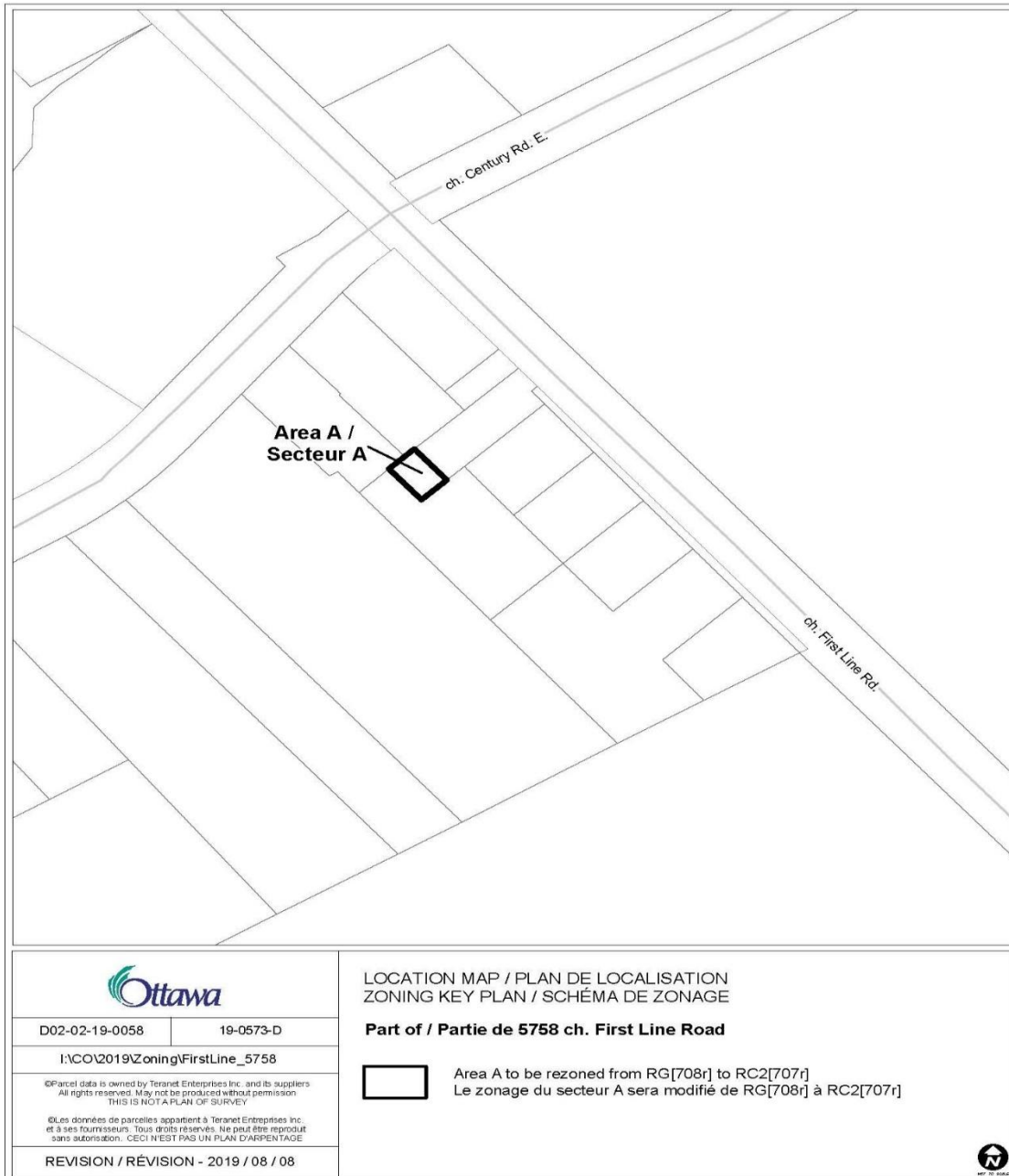
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.



Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa).



**Document 2 – Details of Recommended Zoning**

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for part of 5758 First Line Road to rezone the lands shown as Area A in Document 1 from RG[708r] to RC2[707r].